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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

December 7, 2023

Ryan Howser
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Flying Horse North Phase II PUD Development Plan and Preliminary Plan (PUDSP-23-004)

Hello Ryan,

The Parks Planning Division of the Parks and Community Services Department has reviewed the Flying Horse North Phase II PUD Development Plan and Preliminary Plan and is submitting following comments and recommendations on behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for their endorsement on December 13, 2023:

This is a request for endorsement by HR Green Development, LLC., on behalf of PRI #2, LLC, for approval of the Flying Horse North Phase II PUD Development Plan and Preliminary Plan. The total proposed Flying Horse North subdivision totals 1,459 acres, which includes 557-acre Filing No. 1 and golf course, both of which have already been platted and partially constructed and are not located in the Phase II PUD Development Plan and Preliminary Plan. This current application includes 747.27 acres with approximately 796 mixed-density residential lots, commercial lots, and open space tracts. The property is located immediately north of Black Forest Regional Park, bounded by State Highway 83 on the west, Black Forest Road on the east, and Hodgen Road to the north.

The 2022 El Paso County Parks Master Plan shows an alignment of the Fox Run Regional Trail running through the project area. The Flying Horse North Phase II Sketch Plan shows the regional trail alignment commencing at the northeastern corner of Black Forest Regional Park, running primarily north/south through interconnected open spaces, landscape buffers, and drainages, where the trail connects to and follows Hodgen Road along the project's northernmost boundary. Additionally, the applicant is proposing an internal trail system throughout the project area to be owned and maintained by a Homeowners Association. The County trail will be designated as multi-use and will allow for hiking, biking, and equestrian access.

During early assistance meetings, the applicant's representative worked closely with Parks staff to plan the proposed conceptual trail alignment. This was an important step of the initial planning process, as this Primary Regional Trail links to several other regional trails and connects the adjacent Black Forest Regional Park to Fox Run Regional Park.

Previously, the Park Advisory Board endorsed the Flying Horse North PUD Development Plan in May 2016, followed by the Flying Horse North Phase II Sketch Plan in June 2022. Consistent with these previously endorsed plans, the Flying Horse North Phase II PUD Development Plan and Preliminary Plan proposes a dedication of open space that far exceeds the 10% minimum requirement by providing 202.23 acres, or approximately 27% of the site, as open

space. This includes a fitness center adjacent a large community park, numerous neighborhood parks, landscape buffers, no-build zones along local drainageways, approximately three miles of the proposed Fox Run Regional Trail, and approximately 4.5 miles of interconnected neighborhood trails. The current plan also includes transitional residential lots (smaller acreages transitioning to larger lots) and landscape buffers along boundaries with adjacent subdivisions, including the southern boundary with Cathedral Pines, where El Paso County Parks owns several narrow bands of property to accommodate internal Black Forest Regional Park trails.

In the submitted and thoroughly explanatory Letter of Intent, the applicant takes numerous opportunities to describe the recreational nature of Flying Horse North Phase II, including:

- *“Parks, Open Space and Trails: This application is proposing a well-designed community with significant open space (22.8%) which includes a mix of open space features described below. This far exceeds the County’s requirement of 10%. The FHN trails will ultimately connect to the County Regional Trail and the Black Forest Regional Park south of this site. Many of the existing drainageways will become part of the large open space network that will serve as the trail backbone. This design layout allows residents to circulate on trails and sidewalks internally with minimal crossings of streets and providing the important regional connection to Black Forest Regional Park. The County regional trail from Cathedral Pines through FHN will provide an ultimate connection near Hodgen Road. As shown, the following parks, open space and trail amenities are proposed:*
 - *Large community park (south of the potential Fitness Center).*
 - *Multiple pocket parks throughout the community.*
 - *A County public trail (on FHN property) providing a key regional connection for this area located west of Black Forest Road.*
 - *Miles of community wide trails internal to the FHN community.*
 - *Miles of additional sidewalks are located within individual parcels.*
 - *Significant landscape buffers and setbacks along Black Forest Road.”*
- *“The focal point of Flying Horse North is the parks, trails and significant open space that far exceeds the County’s requirements of 10% (over 20% provided). Non-motorized means of travel is highly encourage as many sidewalks and trails are providing throughout the community that are well connected internally but also provide connections to existing and future regional trails.”*
- *“...the FHN project promotes walkability and bike-ability with the significant open space and trail system that is well connected internally to the site and externally to the regional County Trail. This system will provide an important connection to Black Forest Regional Park allowing walkers and bikers to easily access the park. There also will be a significant amount of sidewalks throughout the FHN community that will all connect to the network of trails and this overall system.”*
- *“The existing drainage ways have been incorporated into the significant open space and trail system throughout FHN. This open space and trail system will also connect to the County regional trail to the south which provides a regional connection to the Black Forest Regional Park. These natural drainageways will also provide wildlife habitat as they will be landscaped with Colorado native vegetation and will be permanently preserved in perpetuity.”*
- *“FHN expands on this idea of creating opportunities for year-round active and passive recreation with the plentiful parks, open space and trails that are proposed within the community. The existing natural drainageways on the property are respected and transformed into significant open space and trail corridors. Most importantly, with the existing County trail connection from FHN into the Black Forest*



Regional Park this will provide residents of FHN and the surrounding community to enjoy the natural environment year-round. The existing golf course also offers a recreational amenity for visitors and residents. The connection point from the Black Forest Regional Park to FHN is indicated with the red arrow on the graphic. The regional trail connection will occur at this location and will traverse through FHN all the way to Hodgen Road. This regional trail will be placed on an easement granting full public access to surrounding residents.”

Although El Paso County Parks staff fully supports the general alignment of regional trail as shown in the PUD Development Plan and Preliminary Plan, staff encourages the applicant to explore a more interesting and sustainable trail corridor beyond the generalized straight alignments as shown in the Plan. In areas of rolling terrain, natural drainages, and other unforeseen constraints, straight trails are difficult to build and maintain. The proposed 50'-wide tracts may allow the applicant to plan a meandering trail corridor and subsequent easement that allows for sustainable trail construction.

Furthermore, and as shown in the 2022 El Paso County Parks Master Plan, the Fox Run Regional Trail does traverse the northern boundary of Flying Horse North Phase II, following the south side of Hodgen Road as it travels to the west. The current PUD Development Plan and Preliminary Plan does not show this alignment and instead terminates the trail when it reaches Hodgen Road. An internal trail is shown on the plan but is not labeled as a regional trail. Staff recommends the applicant add this particular section of the Fox Run Regional Trail to the plans and provide a 25-foot wide public regional trail easement at this location, as well as along the main north-south alignment through Flying Horse North Phase II, from Black Forest Regional Park to Hodgen Road.

Recommended Motion (PUD Development Plan and Preliminary Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Flying Horse North Phase II PUD Development Plan and Preliminary Plan: (1) designate and provide to El Paso County 25-foot wide public regional trail easements that allow for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easements be dedicated to the County via forthcoming Final Plat(s); and (2) fees in lieu of land dedication for regional park purposes in the amount of \$401,980 and urban park purposes in the amount of \$241,188 will be required at time of the recording of the forthcoming Final Plat(s). Park Lands Agreements may be acceptable alternatives to regional and urban park fees, provided the agreements are submitted by the applicant, reviewed and approved by the County, and executed prior to recording the Final Plat(s).

Please let me know if you have any questions or concerns.

Sincerely,



Ross A. Williams
Park Planner
Parks Planning Division
Parks and Community Services Department
rosswilliams@elpasoco.com

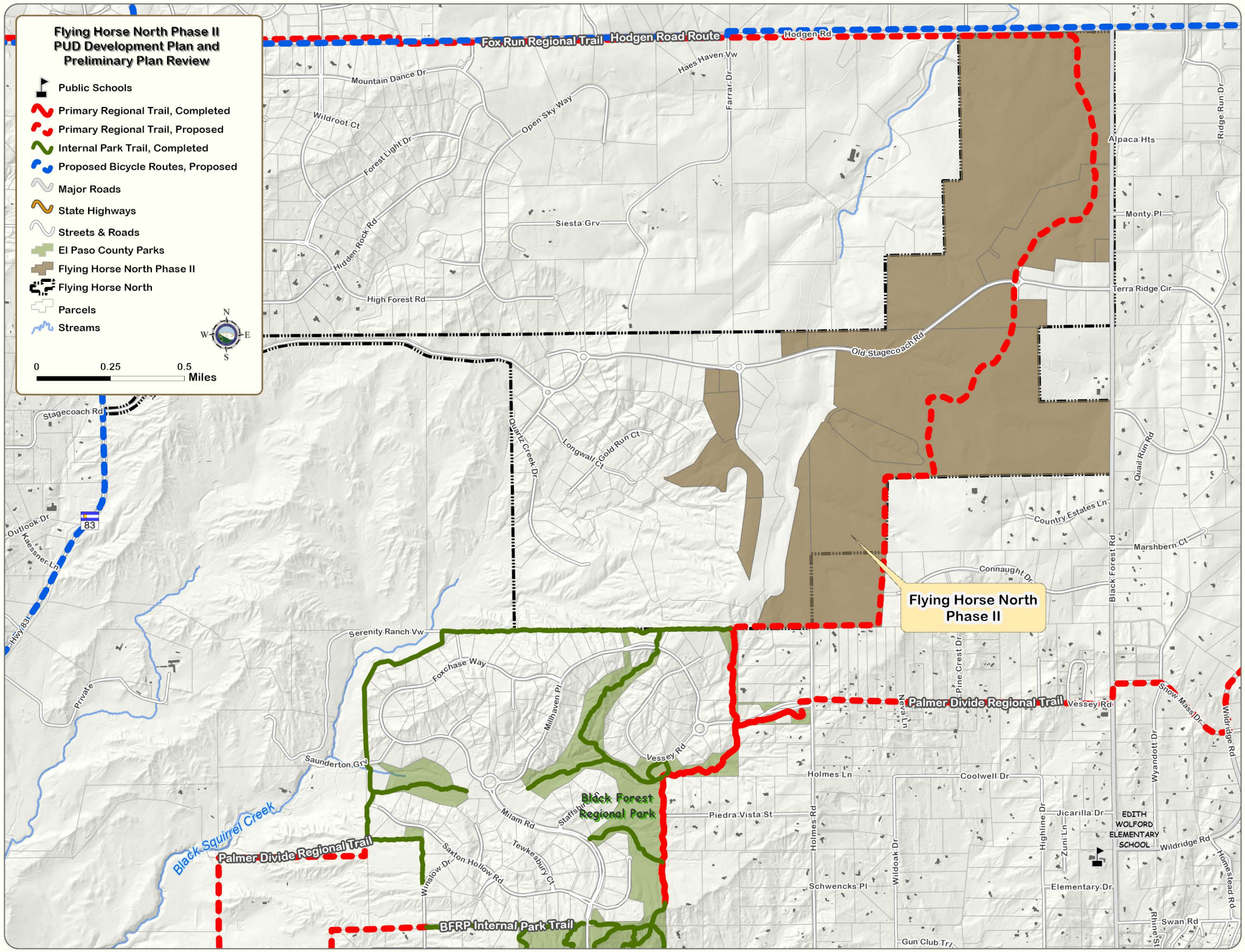


**Flying Horse North Phase II
PUD Development Plan and
Preliminary Plan Review**

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Internal Park Trail, Completed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  El Paso County Parks
-  Flying Horse North Phase II
-  Flying Horse North
-  Parcels
-  Streams



0 0.25 0.5 Miles



**Flying Horse North
Phase II**

**Black Forest
Regional Park**

Palmer Divide Regional Trail

BFRP Internal Park Trail

Fox Run Regional Trail

Hodgen Road Route

Hodgen Rd

Palmer Divide Regional Trail

Palmer Divide Regional Trail

BFRP Internal Park Trail

**EDITH WOLFORD
ELEMENTARY
SCHOOL**

Elementary Dr

Swan Rd

Wildridge Rd

Homehead Rd

Wyandott Dr

Snowmass Dr

Wildridge Rd

Marshburn Ct

Black Forest Rd

Quail Run Rd

Terra Ridge Cir

Monty Pl

Alpaca Hts

Ridge Run Dr

Highline Dr

Jicarilla Dr

Zuni Ln

Highline Dr

Coolwell Dr

Holmes Ln

Piedra Vista St

Vessey Rd

Connaught Dr

Country Estates Ln

Quail Run Rd

Marshburn Ct

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**Development
Application
Permit
Review**



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

December 13, 2023

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Flying Horse North Phase II PUD Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-23-004	Total Acreage:	747.27
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	796
PRI #2, LLC.	HR Green Development, LLC.	Dwelling Units Per 2.5 Acres:	2.66
Drew Balsick	Phil Stuepfert	Regional Park Area:	2
6385 Corporate Drive, Suite 200	1975 Research Parkway, Suite 230	Urban Park Area:	1,2
Colorado Springs, CO 80919	Colorado Springs, CO 80920	Existing Zoning Code:	PUD
		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

<p>Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.</p>	<p>The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.</p>
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LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 796 Dwelling Units = 15.442
Total Regional Park Acres: 15.442

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **YES**

Urban Park Area: 1,2

Neighborhood:	0.00375 Acres x 796 Dwelling Units =	2.99
Community:	0.00625 Acres x 796 Dwelling Units =	4.98
	Total Urban Park Acres:	7.96

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 796 Dwelling Units = \$401,980
Total Regional Park Fees: \$401,980

Urban Park Area: 1,2

Neighborhood:	\$119 / Dwelling Unit x 796 Dwelling Units =	\$94,724
Community:	\$184 / Dwelling Unit x 796 Dwelling Units =	\$146,464
	Total Urban Park Fees:	\$241,188

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Flying Horse North Phase II PUD Development Plan and Preliminary Plan: (1) designate and provide to El Paso County 25-foot wide public regional trail easements that allow for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easements be dedicated to the County via forthcoming Final Plat(s); and (2) fees in lieu of land dedication for regional park purposes in the amount of \$401,980 and urban park purposes in the amount of \$241,188 will be required at time of the recording of the forthcoming Final Plat(s). Park Lands Agreements may be acceptable alternatives to regional and urban park fees, provided the agreements are submitted by the applicant, reviewed, and approved by the County, and executed prior to recording the Final Plat(s).

Park Advisory Board Recommendation: